



Takeaway For Sale

Offers in excess of £55,000

650 sq ft

**6 Hudson Road, Woodley,
Reading, RG5 4EW**



Long-established Bangladeshi takeaway in busy Woodley location. Strong local reputation with growth potential and low overheads.

- Long-established Bangladeshi takeaway with excellent local reputation.
- Busy Woodley location with strong repeat trade and evening demand.
- Fully fitted commercial kitchen with quality extraction and equipment.
- Scope to increase deliveries, catering and online sales.
- Potential to reintroduce restaurant seating if required.
- Direct ordering website plus Just Eat, Uber Eats and Deliveroo.
- Low passing rent with lease until 2031.



Description

New Moon Takeaway represents an excellent opportunity to acquire a long-established and highly regarded Bangladeshi takeaway business situated within the popular and densely populated suburb of Woodley, Reading.

The business has built up a loyal and repeat customer base over many years and benefits from strong evening trade, an established online presence and a fully fitted commercial kitchen with extensive equipment and extraction systems.

The business currently operates with its own delivery drivers rather than relying upon third-party app drivers, helping maintain stronger profit margins and quality control. The business also benefits from Just Eat, Uber Eats, Deliveroo and its own direct ordering website.

Occupying a prominent position within a busy local parade, the business benefits from substantial evening footfall generated by neighbouring food operators, including a particularly busy bakery and takeaway premises nearby.

Currently operating on a collection and takeaway-focused basis, the business offers considerable scope for further growth through increased marketing, expanded delivery operations, catering services and potentially the reintroduction of restaurant seating, subject to requirements.

The business is offered for sale due solely to the owner's retirement and lifestyle commitments abroad.

Location

The property occupies a prominent trading position within a busy local parade in Woodley, Reading.

The surrounding area is densely populated with established residential housing and benefits from strong evening takeaway demand. Nearby occupiers, including a particularly busy bakery and takeaway premises, help generate substantial passing trade and footfall throughout the evening trading periods.

The business serves Woodley, Earley, Winnersh, Charvil, Twyford and surrounding districts, all of which are easily accessible from the premises.



Summary

- Price: Offers in excess of £55,000
- EPC: D (78)
- Lease: Assignment
- Terms: 10 years

Further information

- [View details on our website](#)

Contact & Viewings



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Accommodation

Floor/Unit	Description	Building Type	Size sq ft	sq m	Tenure	Rent
Ground	Ground Floor Retail	Hot Food Takeaway	650 sq ft	60.39	For Sale / To Let	£11,500 /annur
Total			65060.39			

Viewings

For further information or to arrange a viewing, please enquire through the sole selling agents, Lansley Commercial.

Terms

10-year lease from 2021 expiring 2031 at a current rent of £11,500 per annum, subject to a rent review in 2027.

Under no circumstances should staff, customers or suppliers be approached directly.

The lease is inside the Landlord & Tenant Act 1954 and is assignable subject to landlord's consent.



